

// HIGH EXPOSURE COMMERCIAL BUILDING

RETAIL/PROFESSIONAL/OFFICE



FOR SALE

218 Crowchild Trail NW, Calgary, AB

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Retail Leasing
Services Inc.

CDNGLOBAL[®]
Commercial Real Estate Advisors

THE OPPORTUNITY // 218 CROWCHILD TRAIL NW

Premium Exposure: High profile stand-alone commercial building available for sale in a central NW location on a prominent commuter traffic route. City of Calgary traffic counts for this section of Crowchild are 79,000 vehicles per average weekday (2-way traffic count). Static billboards with this type of exposure rent in a range of \$3,300 to \$3,800 per month. This exposure and building branding opportunity will create immediate local brand and location awareness.

Flexible Zoning: The Commercial Neighbourhood 1 (C-N1) zoning allows for a wide range of permitted uses such as retail, professional (medical & medical adjacent), office, and consumer services.

Property & Layout: This is an approximately 6,388 SF site with a 2 storey commercial building measuring 2,111 SF above grade (main & 2nd level) plus 1,171 SF lower level space (storage) for a total usable of 3,282 SF. There is a basic storage garage on site. This Subject Property has 10 designated surface parking stalls with additional street parking. The current occupant is a retail business with an open plan on the main level. 2nd level includes additional retail space plus staff kitchen, private office & washroom. The lower level is primarily used for inventory storage.



PROPERTY DETAILS

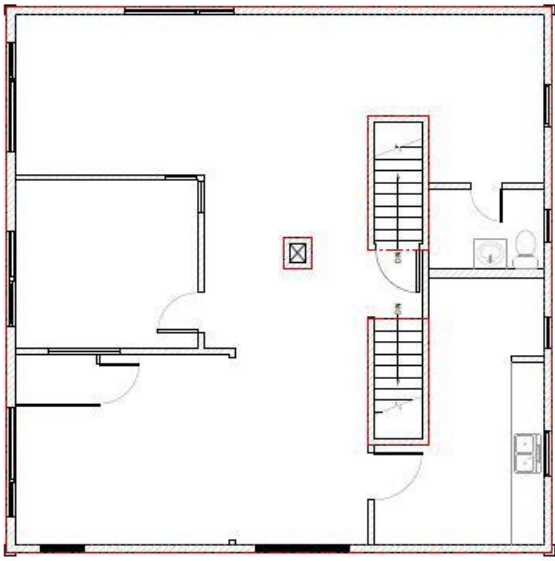


Address:	218 Crowchild Trail NW, Calgary, AB
Legal Description:	Plan 3710, Block 31, Lots 1-4 (North)
Community:	West Hillhurst
Zoning:	Commercial - Neighbourhood 1 District (C-N1)
Ceiling Height:	9 FT+
Power:	100 amp panel (TBV)
Parking:	10 designated surface stalls
Site Size:	6,388 SF
Main Level Area:	1,006 SF // Second Level Area: 1,105 SF // Lower Level Area: 1,171 SF + Garage
Total Area:	3,282 SF (2,111 SF above grade) + (1,171 SF on lower level)
Asking Price:	\$1,350,000.00
Property Tax (2025):	± \$25,740.00 per year
Availability:	Negotiable (1st Quarter 2026)

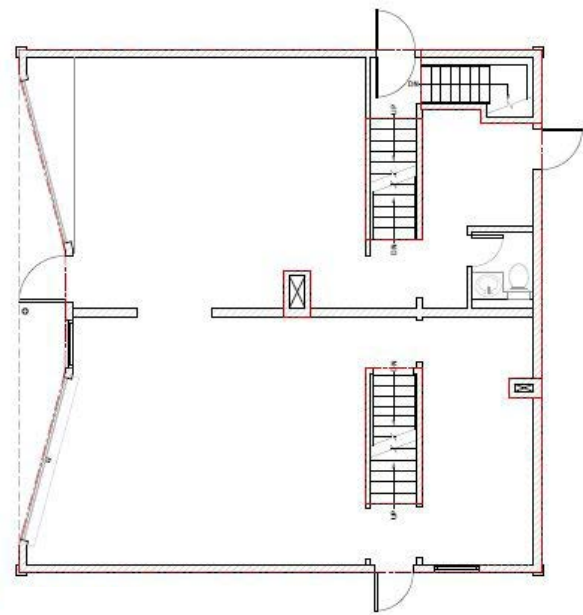
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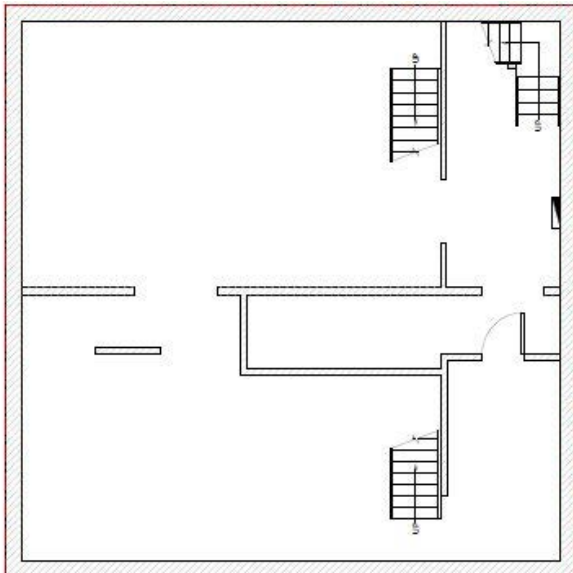
FLOOR PLANS



Second Level // 1,105 SF



Main Level // 1,006 SF



Lower Level // 1,171 SF

Total Area: 3,282 SF
(2,111 SF above grade) + (1,171 SF on lower level) + Garage
Site Size: 6,388 SF

Floor plans produced by qualified 3rd-party service provider.

LOCATION

At the Western edge of Calgary's vibrant northwest inner city, **West Hillhurst** is a well-established and highly desirable community known for its blend of residential charm and commercial accessibility. West Hillhurst's proximity to Kensington, the University District, and downtown Calgary makes it a strategic location for businesses seeking high exposure, walkable access, and a strong local customer base. Fronting Crowchild Trail—a major commuter artery with over **79,000 vehicles per average weekday**—this area offers unmatched visibility and convenience.

The surrounding trade area is characterized by:

Affluent demographics: The **median household income** in West Hillhurst is approximately **\$135,000**, significantly higher than Calgary's citywide average of \$97,000.

Educated and professional residents: A large share of the population works in health, education, finance, and professional services.

Diverse and engaged community: With a population of over **6,600**, the area features a mix of families, professionals, and entrepreneurs, supported by nearby amenities including boutique retail, restaurants, wellness services, and financial institutions.



Drive Times

Trans-Canada Hwy:	2 minutes	Alb Children's Hospital:	6 minutes
Memorial Dr:	4 minutes	Downtown YYC:	10 minutes
University of Calgary:	4 minutes	Chinook Centre:	15 minutes
Foothills Hospital:	5 minutes	Deerfoot Trl:	15 minutes

Amenities

Easy accessibility & close proximity to:



grocery & shopping



health & wellness



banks & financial services



parks & animal services



restaurants & fast food

Crowchild Trail NW

220 Crowchild Trail NW

Kensington Rd NW

OFFERING PROCESS

Prospective purchasers will be given data room access following execution of a confidentiality agreement. Please contact designated CDNGLOBAL associate for more information.



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